



**ACTION AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, APRIL 19, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Rami Talleh, Paul Da Veiga, Ron Santos, Ramona Kohlmann

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT: TENTATIVE TRACT MAP NO. 16998 (KOURY MIXED USE BUILDING)**
- APPLICANT: Jeff Bergsma
- REQUEST: **TTM:** To permit the consolidation of two parcels totaling 5,150 sq. ft. into one lot for condominium purposes. The proposed subdivision map is intended to permit development of retail, office, and two residential condominiums units.
- LOCATION: 214 Fifth Street (east side of Fifth Street between Olive Avenue and Walnut Avenue)
- PROJECT PLANNER: Rami Talleh
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL.**

- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 06-03 (BISHAY RESIDENCE)**
- APPLICANT: Karen Otis
- REQUEST: To permit the construction of a 452 sq. ft. third floor deck in conjunction with a 440 sq. ft. addition to the first and second floors of an existing 3,695 sq. ft. two-story residence.
- LOCATION: 17201 Marina View Place (west side of Marina View Place, north of Los Patos Drive)
- PROJECT PLANNER: Paul Da Veiga
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL.**

**ACTION AGENDA  
(Continued)**

- 3. PETITION DOCUMENT:**      **TENTATIVE PARCEL MAP NO. 05-308 / CONDITIONAL  
USE PERMIT NO. 05-42 (CAMMAYO CONDOMINIUM)**
- APPLICANT:                      Barton Crandell
- REQUEST:                      **TPM:** To permit a one-lot condominium subdivision of an  
8,280 sq. ft. (after required dedication for street widening) lot.  
**CUP:** To permit construction of two two-story detached  
condominium dwelling units with attached garages.
- LOCATION:                      16769 Hoskins Street (west side of Hoskins Street, south of  
Pearce Avenue)
- PROJECT PLANNER:              Ron Santos
- STAFF RECOMMENDS:        Approval based upon suggested findings and conditions of  
approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL.**

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***